

**RUSH
WITT &
WILSON**



**8 Three Fields Road, Tenterden, Kent TN30 7AQ
Offers In The Region Of £490,000**

Rush Witt & Wilson are pleased to offer this attractive semi-detached home occupying a sought after location within this popular modern development being just a short walk from Tenterden High Street.

The well presented accommodation is arranged over two floors and comprising of an entrance hallway, cloakroom, kitchen and living/dining room with direct access to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and family bathroom. Outside the property offers an off road parking, a single car barn and delightful rear garden.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Part glazed entrance door with half round window over to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, fitted coat cupboard, wood effect flooring, radiator and doors to:

Cloakroom

Fitted with a white suite comprising low level W.C with concealed cistern and wall mounted flush, pedestal wash-hand basin with tiled splash back and radiator.

Kitchen

13'3 x 8'1 (4.04m x 2.46m)
Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with matching splash-back and inset 1.5 bowl stainless steel sink/drain unit, inset AEG four burner gas hob with stainless steel back plate and extractor canopy above, upright unit housing integrated AEG double oven, integrated fridge/freezer, integrated dishwasher, cupboard housing wall mounted gas fired boiler,

recessed ceiling spot lights, wood effect flooring, sash window to the front and radiator.

Living/Dining Room

16'5 x 15'2 (5.00m x 4.62m)

Being double aspect with sash window to the side and glazed double doors to the rear elevation allowing access through to the garden, fitted storage cupboard, wood effect flooring and radiator.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space and doors to:

Bedroom 1

12'10 x 11'11 (3.91m x 3.63m)

With window to the rear elevation, range of full height fitted wardrobes, radiator and door to:

En-Suite Shower Room

Modern white suite comprising of low level W.C with concealed cistern, wall mounted wash-hand basin, shower cubicle with folding door, stainless steel heated towel rail and part tiled walls.

Bedroom 2

13'5 x 7'1 (4.09m x 2.16m)

With sash window to the front elevation and radiator.

Bedroom 3

8'3 x 6'10 (2.51m x 2.08m)

With sash window to the front elevation and radiator.

Family Bathroom

Fitted with a modern suite comprising low level W.C with concealed cistern, wall mounted wash-hand basin, panelled bath with hand held shower attachment, stainless steel heated towel rail, part tiled walls and obscured glazed window to the front elevation.

Outside

Garden

To the front is a small area of well stocked garden planted with a selection a mature shrubs enclosed with low level brick wall/railings and a gated pathway leading to the front door. To one side a brick paved driveway providing off road parking and access to the single car barn. Gated side access leads to:

The private rear gardens benefits from a southerly aspect and is are predominantly laid to artificial lawn with paved patio area abutting the rear of the property accessed from the living/dining room offering the perfect space for outside dining and entertaining.

Agent Note

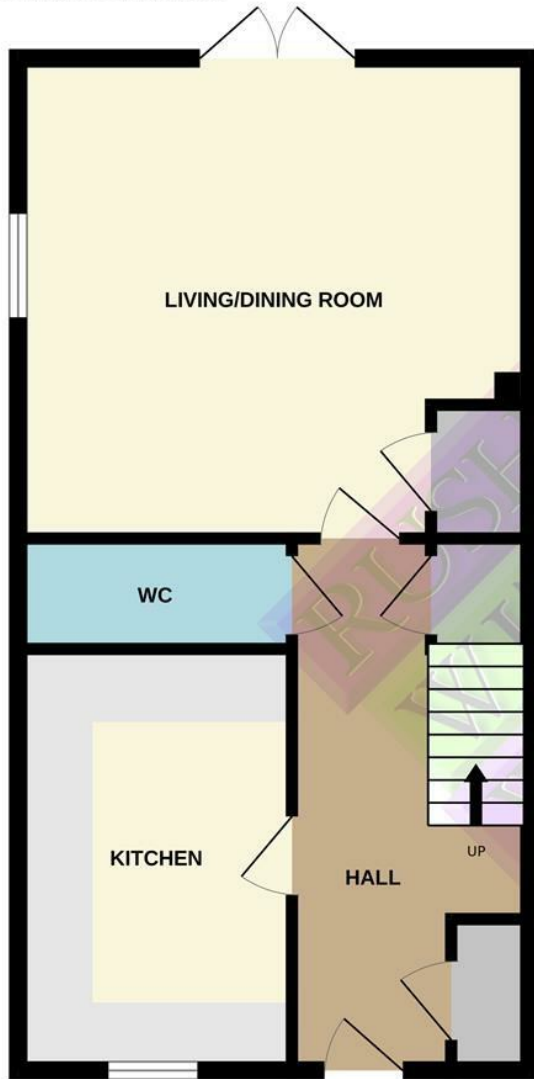
Council Tax Band: E

Please note there is yearly maintenance charge of circa £270.00 (tbv) which covers the upkeep of all the communal areas.

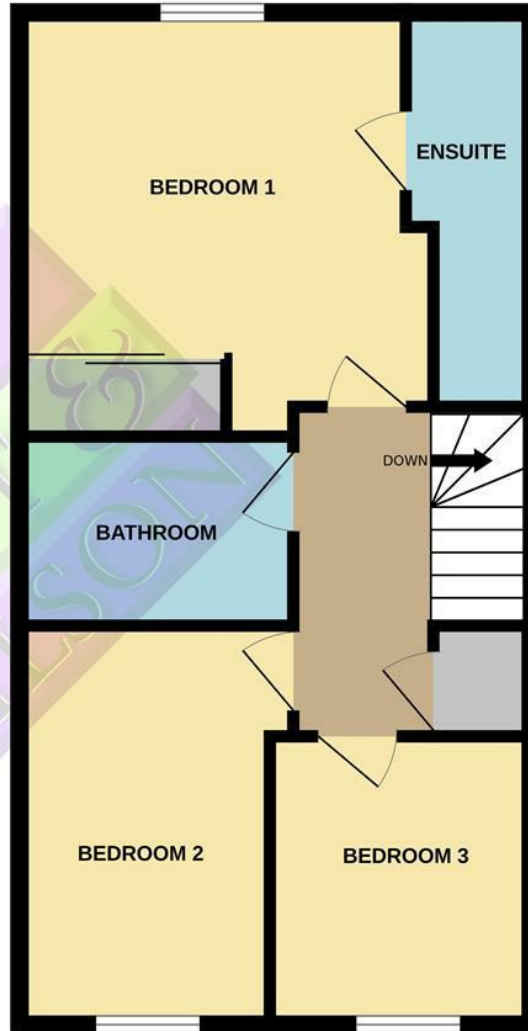
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1221sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
83	94
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

